



## **Borough Council of King's Lynn and West Norfolk Local Plan Examination**

### **Gypsy and Travellers and Travelling Showpeople Proposed Site Allocations and Policy Consultation**

**May 2024**



## Contents

1. Scope of this Document .....	3
2. Gypsies and Travellers in Kings Lynn and West Norfolk .....	3
3. Permanent Accommodation Requirements.....	4
4. Proposed Approach to meeting the Accommodation Needs .....	5
5. Existing Sites to be Allocated .....	7
<u>GT14: Land at Blunts Drove (Proposed Allocation) Public Site.....</u>	8
GT17 Land at The Lodge, Small Lode, Upwell (Proposed Allocation) .....	9
GT18 Land at 2 Primrose Farm, Small Lode, Upwell (Proposed Allocation).....	10
GT21 Land at Four Acres, Upwell (Proposed Allocation) .....	11
6. Existing Sites to be Allocated and Intensified.....	12
GT05 19 - 121 Magdalen Road, Tilney St Lawrence (1 Pitch).....	13
GT09 The Stables, Marshland St James (1 Pitch) .....	14
GT11 Homefields, (Western Side, Goose Lane), Marshland St James (1 Pitch).....	15
GT20 Land at Botany Bay, Upwell (1 Pitch) .....	16
GT28 Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk (2 Pitches).....	17
<u>GT29: Number 2, The Stables Marshland St James (1 Pitch) .....</u>	18
GT34 Land at Creakesville, South Creake (1 Pitch).....	19
GT54 Land at the Pines, Whittington (1 Pitch) .....	20
GT55 Land at Victoria Barns, Basin Road, Outwell (1 Pitch touring caravan) .....	21
GT56 Wheatley Bank, Walsoken (9 pitches).....	22
GT59 Land at Spriggs Hollow, Wiggenhall St Mary Magdalen (4 Pitches) .....	23
<u>GT65 Tall Trees, Downham Road Salters Lode Downham Market (4 pitches).....</u>	24
GT66 Land at Brandon Road, Methwold (1 Pitch).....	25
Pitches Formalised at: .....	26
<u>GT15: Land SW Common Road (The Bungalow) Walton Highway (1 Pitch) .....</u>	26
GT59 Spriggs Hollow Wiggenhall St Mary Magdalen, (1 Pitch).....	27
<u>GT65 Tall Trees, Downham Road Salters Lode Downham Market (1 pitch) .....</u>	28
Land for Travelling Showpeople.....	29
GT25 Land at the Oaks, Northwold (2 pitches) .....	29
GT62 Land at Redgate Farm, Magdalen Road, Tilney St Lawrence (2 pitches) .....	30
7. New Policy for Gypsies, Travellers and Travelling Showpeople .....	31
8. How to Respond to this Consultation?.....	37



## 1. Scope of this Document

- 1.1. This document follows the previous Potential Sites and Policy Consultation and identifies those sites that the Council are proposing to allocate to accommodate the needs for the Gypsy and Traveller Community.
- 1.2. The Council's Local Plan is required, by the National Planning Policy Framework (NPPF), to identify and meet accommodation needs for Gypsies and Travellers and Travelling Showpeople for the first five-years of the Local Plan period to 2027/2028. The documents seek to achieve this through a combination of ways:
  - Identifying those sites appropriate for accommodating the required Gypsy and Traveller and Travelling Showpeople need; and
  - Planning policies to help manage future development for Gypsy and Traveller use over the plan period.
- 1.3. We are seeking your views on the following:
  - The proposed sites/yards proposed as allocations to accommodate the five-year needs; and
  - The proposed planning policies and site-specific policies designed to manage new Gypsy and Travellers and Travelling Showpeople developments in the future.
- 1.4. Full details of how to respond to the forthcoming consultation (10 May – 21 June 2024) are available in Section 8 of this document.

## 2. Gypsies and Travellers in Kings Lynn and West Norfolk

- 2.1. There is a well-established Gypsy & Traveller Community in the Borough. Most sites are privately owned family sites with close and extended family members. Much of the future need is arising from these sites where children and existing family members require their own pitches over the plan period.
- 2.2. There are around 60 existing authorised and unauthorised sites across the Borough with 200 pitches and plots. These sites vary in size, but the majority are small in scale and are privately owned. There are currently two public sites in the Borough; one at Saddlebow on the edge of King's Lynn, and the other at Blunts Drove, in the parish of West Walton.
- 2.3. Most of the existing sites are in the Fens area of the Borough, to the east of Wisbech. Over 70% of existing sites are situated in the parishes of Outwell, Upwell and Walsoken and it is these areas where a particular current and future need has been identified.



### 3. Permanent Accommodation Requirements

- 3.1. In January 2023, the Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) which is published in June 2023 and it looks 16 years ahead until 2039.
- 3.2. The information provided in the GTAA is based on interviews with Gypsies, Travellers and Travelling Showpeople that were undertaken on sites and yards across the Borough. It identifies accommodation need for households that meet the planning definition in the Planning Policy for Traveller Sites (PPTS); households who do not; and households that are undetermined. Those households needs that do not meet the definition or are undetermined will be managed in accordance with proposed Policies in this document and other Local Plan policies.
- 3.3. Since the publication of the Gypsy and Traveller Accommodation Assessment (GTAA), decisions on recent planning appeals and permissions has resulted in the number of pitches required over the plan period and within the first 5-years being reduced from 102 to 95 and 76 to 69 respectively.
- APP/V2635/C/21/3286363 - Appeal dismissed as residents no longer meet the planning definition and therefore the direct accommodation need from this site should be removed (-4 pitches);
  - APP/V2635/W/22/3294180 – Appeal granted for 1 pitch;
  - 23/01082/F Approval for 1 pitch;
  - Wheatley Bank - Approval for 1 pitch.

#### ***Gypsy and Traveller Accommodation Requirements to 2039***

<b>Year Period</b>	<b>Dates</b>	<b>Need</b>
<b>0-5</b>	2023-2027	69
<b>6-10</b>	2028-2032	10
<b>11-15</b>	2033-2037	11
<b>16-17</b>	2038-2039	5
<b>0-17</b>		95

- 3.4. The GTAA identified a requirement for 4 plots in the first 5-years for Travelling Showpeople.



## **Gypsy Traveller and Travelling Showpeople Accommodation Requirements to 2039**

<b>Year Period</b>	<b>Dates</b>	<b>Need</b>
<b>0-5</b>	2023-2027	4
<b>6-10</b>	2028-2032	0
<b>11-15</b>	2033-2037	1
<b>16-17</b>	2038-2039	0
<b>0-17</b>		5

### **4. Proposed Approach to meeting the Accommodation Needs**

- 4.1. Accommodation needs should be met on authorised pitches/plots where a specific need is arising. Pitches for Gypsy and Travellers ordinarily include space for a static caravan, a tourer, car parking, a dayroom and open space. The Gypsy and Traveller Accommodation Assessment (GTAA) advises that teenage children's accommodation needs can sometimes be met through the provision of a touring caravan. Similarly, adults may not need a formal pitch, but their accommodation needs could be met through provision of additional touring caravans.
- 4.2. Typically, pitch densities on-site are lower than for normal residences. Accordingly, in calculating the capacities for new sites, a standard of 7 pitches per ha is utilised, although final capacity may vary on a site-by-site basis, with reference to development constraints and existing occupation.
- 4.3. Plots for Travelling Showpeople also include the above but tend to be larger still. These generally require space for equipment such as for fairs and rides that need to be stored on-site, for security and maintenance.
- 4.4. Commonly, there is a desire for households to remain on a family site. It is therefore proposed, where there is available capacity, that accommodation should be provided on existing lawful sites in the first instance to meet requirements. These sites already benefit from planning permission, services and could have the potential to accommodate additional pitches either through intensification or extension.
- 4.5. Unauthorised sites will then be assessed to see if they can be formalised through an allocation in the Plan. Both assessments have been systematically undertaken within the Council Site Assessments for Gypsy and Traveller Provision.
- 4.6. The Council anticipate that the majority of the first five-year requirements could be met on existing sites where needs are arising (subject to any identified planning constraints being overcome). This also works in the interests of making



the most efficient use of existing sites and ensuring that need is genuinely met in the correct locations.

- 4.7. Any residual requirements are proposed to be met through new site allocations.
- 4.8. To understand whether the identified needs can be met through the intensification of existing sites, the Council has undertaken a site assessment for all existing Gypsy and Traveller and Travelling Showpeople sites/ yards across the Borough. This has looked at all known planning constraints such as access, flood risk and access to local services. It has then identified whether sites are available, suitable and deliverable for further development. Due to the nature of these sites and because the needs are arising from individual sites, the Council has included those sites, as exceptions that would normally be discounted on suitability grounds. The Council believes that where existing sites have an opportunity to meet these direct accommodation needs, then a planning balance needs to be made between meeting these needs and the level of planning constraints present at this time.
- 4.9. The Policies in Section 7 identify the list of sites and yards that have the potential to accommodate some of the required need. In most cases, the need has directly arisen from existing and established these sites. The proposed numbers of pitches and/ or plots for sites are indicative at this stage. The policies also provide a framework to assess any future planning proposals.
- 4.10. The site profiles in Sections 5 and 6 provide a location plan showing the extent of the site/yards safeguarded and allocated for future growth.



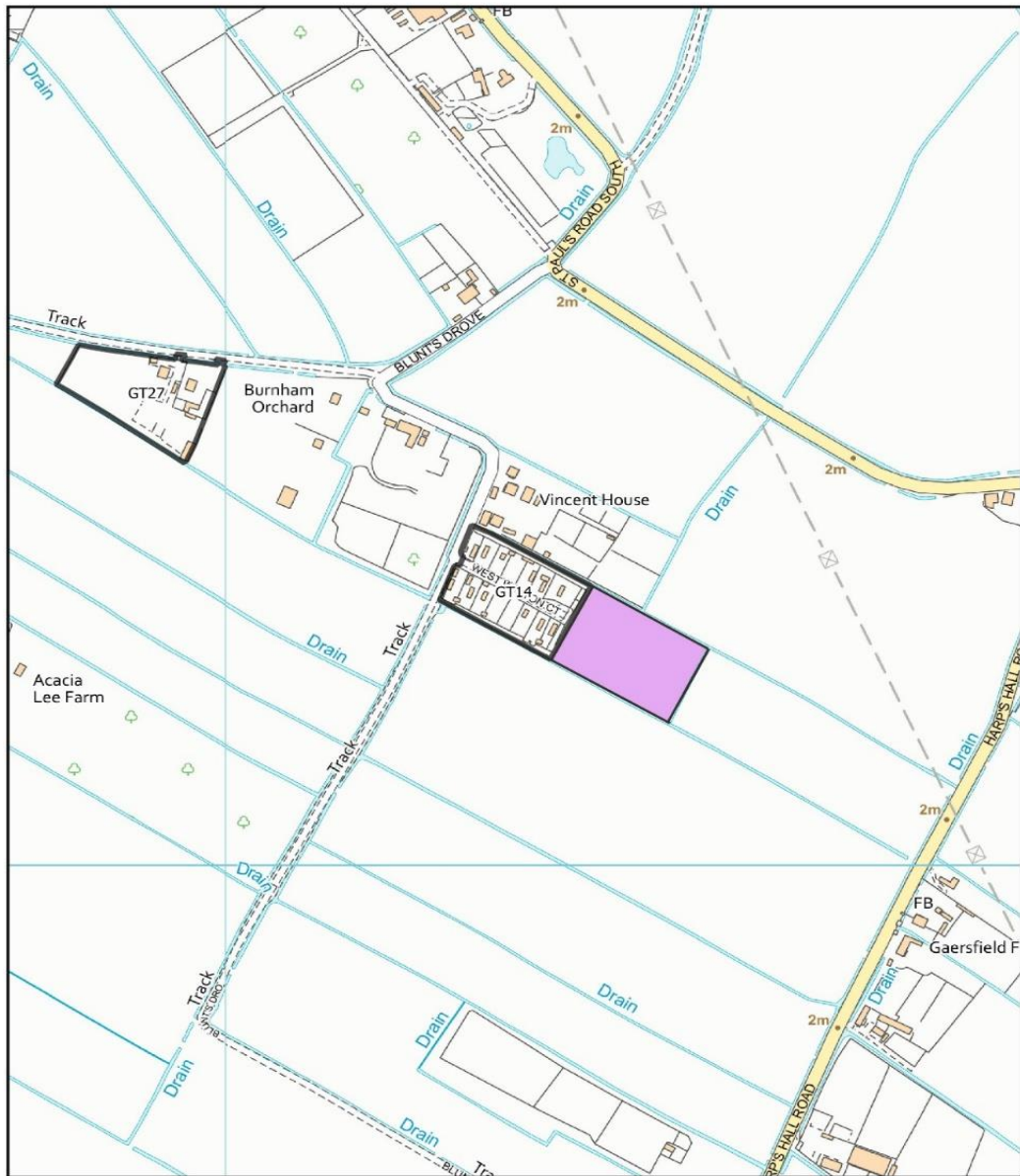
## 5. Existing Sites to be Allocated

5.1. The following sites will be allocated for Gypsy and Traveller use for the number of pitches proposed:

Site Reference	Location	Existing Number of Pitches	Number of Pitches Proposed
<b>Proposed Sites for Allocation at:</b>			
GT14	Land at West Walton Court, Blunts Drove		<b>10</b>
GT17	Land at The Lodge, Small Lode, Upwell		<b>9</b>
GT18	Land at 2 Primrose Farm, Small Lode, Upwell		<b>13</b>
GT21	Land at Four Acres, Upwell		<b>5</b>
<b>Total</b>			<b>37</b>



# GT14: Land at Blunts Drove (Proposed Allocation) Public Site



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GT14 & GT27



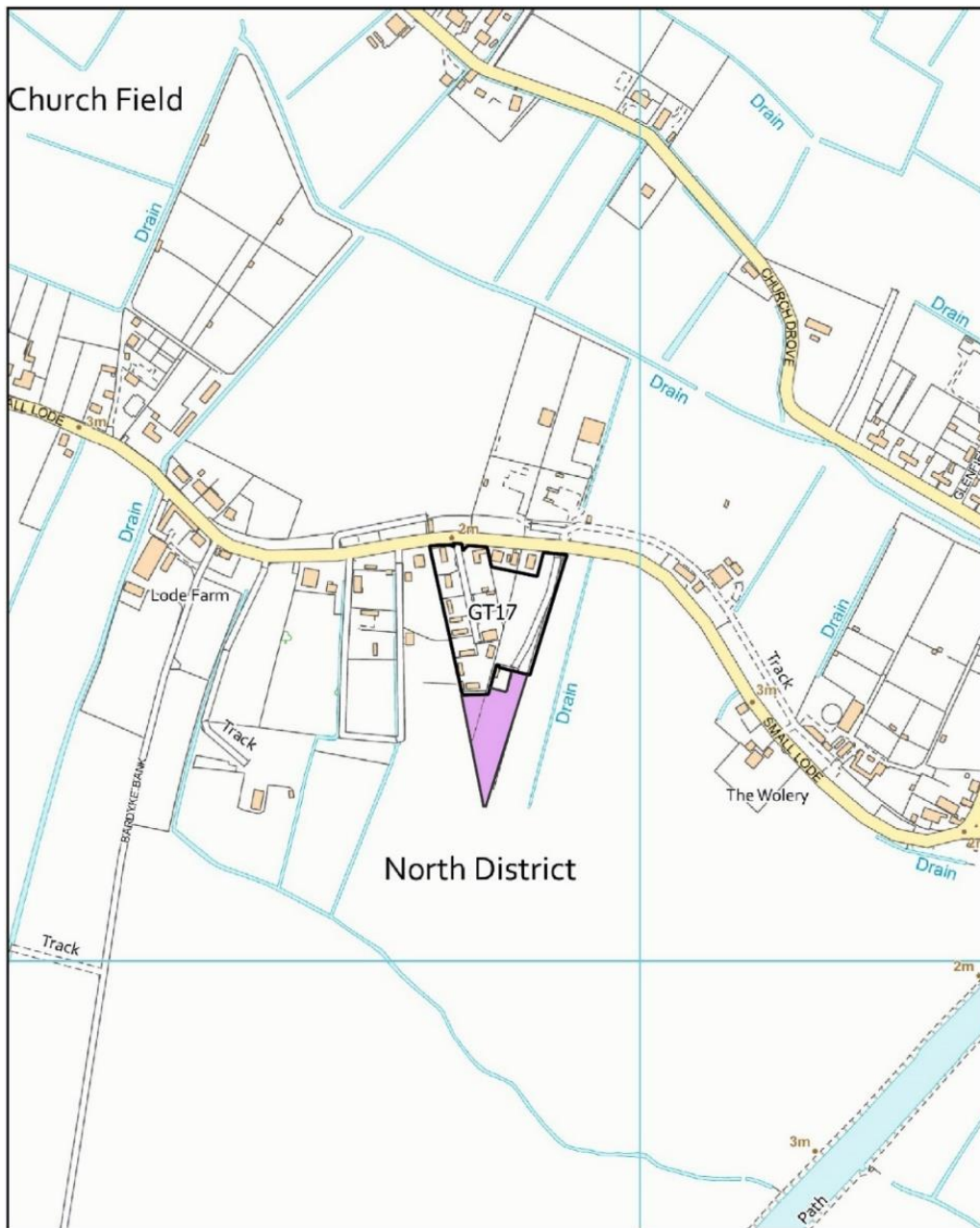
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## GT17 Land at The Lodge, Small Lode, Upwell (Proposed Allocation)



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**GT17**



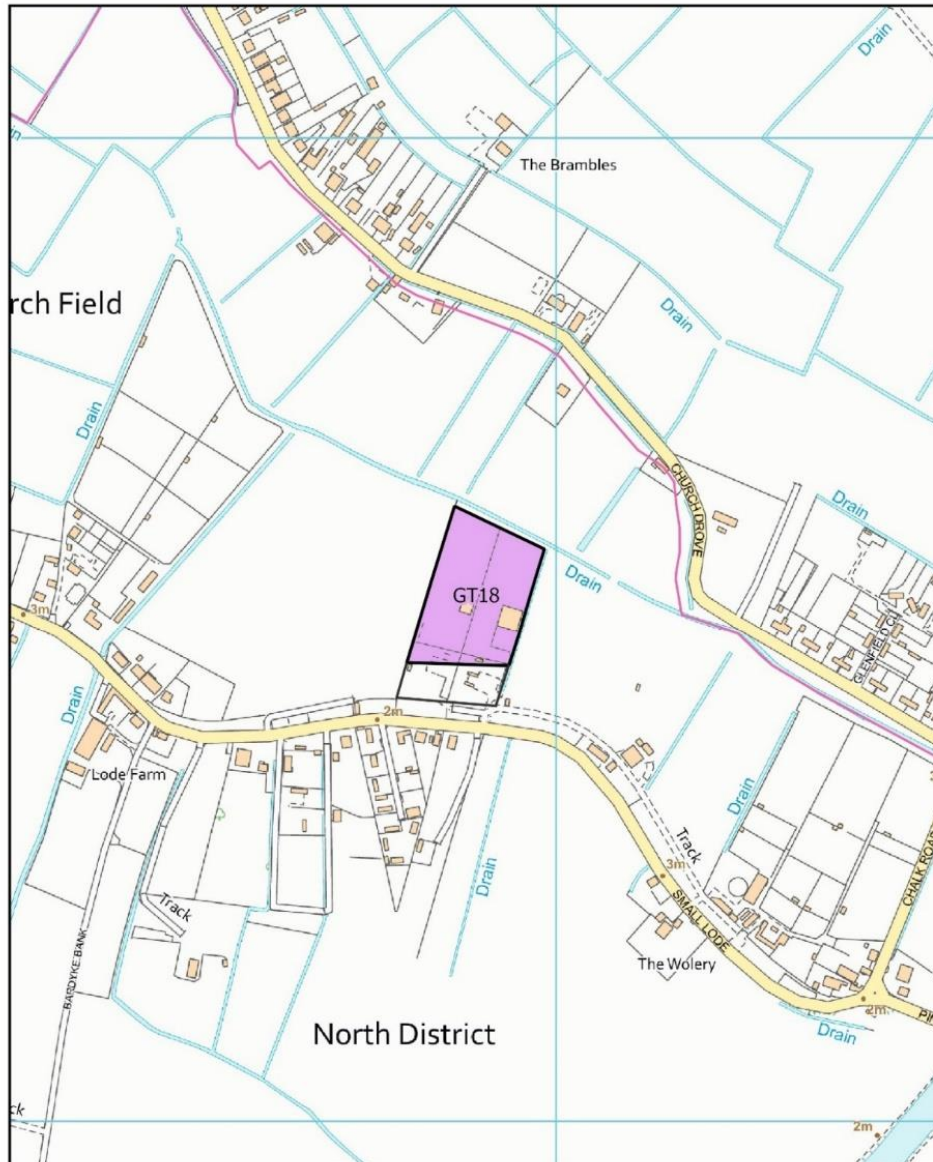
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# GT18 Land at 2 Primrose Farm, Small Lode, Upwell (Proposed Allocation)



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**GT18**



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# GT21 Land at Four Acres, Upwell (Proposed Allocation)



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GT21



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## 6. Existing Sites to be Allocated and Intensified

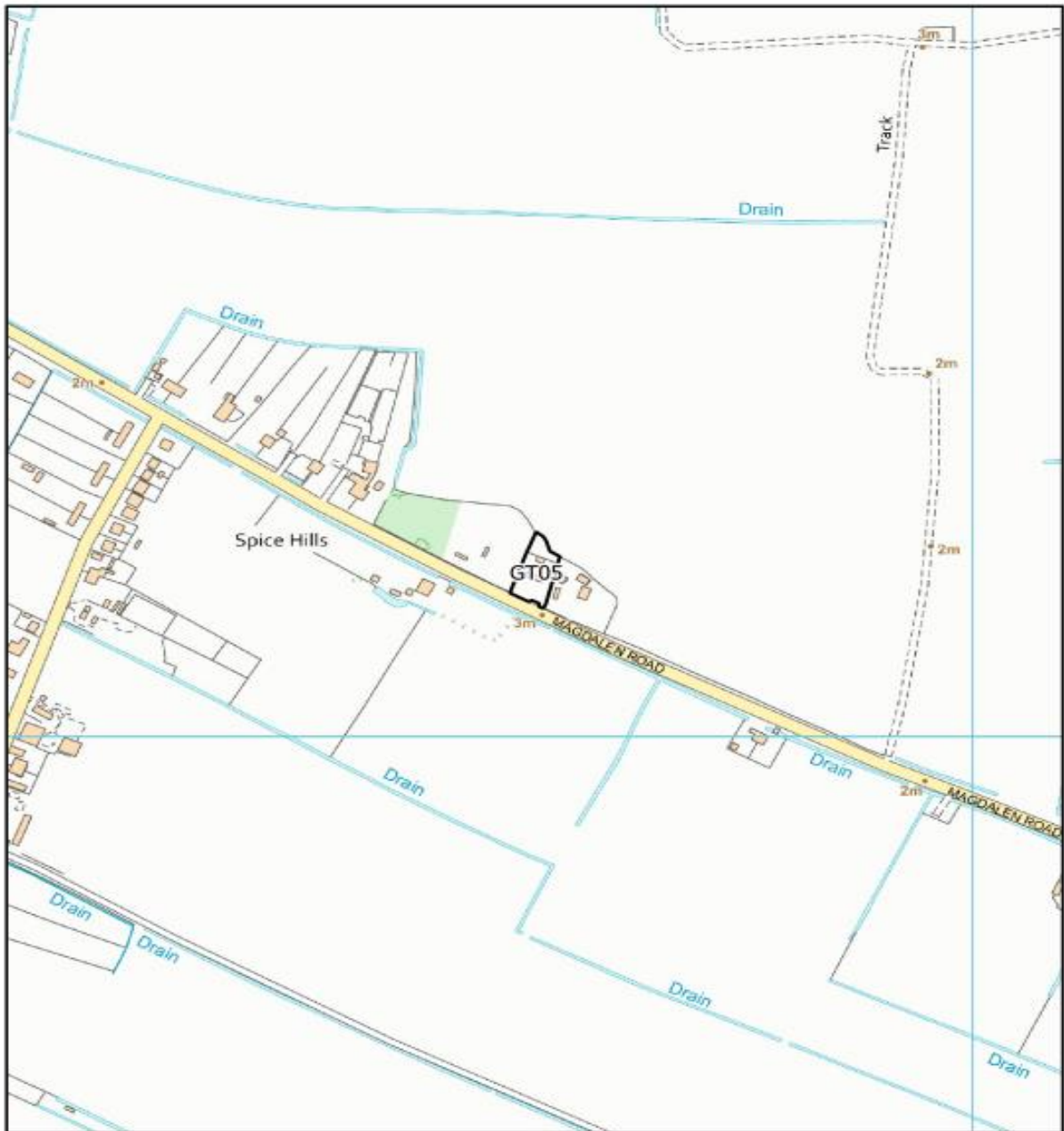
6.1. The following existing sites will allocated and intensified or formalised for Gypsy and Traveller and Travelling Showpeople use for the number of pitches/Plots proposed:

Site Reference	Location	Number of Pitches/Plots Proposed
GT05	19 - 121 Magdalen Road, Tilney St Lawrence	1
GT09	The Stables, Marshland St James	1
GT11	Homefields, (Western Side, Goose Lane), Marshland St James	1
GT15	Land SW Common Road (The Bungalow) Walton Highway	1
GT20	Land at Botany Bay, Upwell	1
GT28	Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk	2
GT29	Number 2, The Stables Marshland St James	1
GT34	Land at Creaksville, South Creake	1
GT54	Land at the Pines, Whittington	1
GT55	Land at Victoria Barns, Basin Road, Outwell	1
GT56	Wheatley Bank, Walsoken	9
GT59	Land at Spriggs Hollow, Walsoken	4
GT66	Land at Brandon Road, Methwold	1
<b>Total</b>		<b>25</b>
<b>Formalising Pitches</b>		
GT15	Land SW Common Road (The Bungalow) Walton Highway	1
GT59	Land at Spriggs Hollow, Walsoken	1
GT65	Tall Trees, Downham Road Salters Lode Downham Market	5
<b>Total</b>		<b>7</b>
<b>Travelling Showpeople</b>		
GT25	Land at the Oaks, Northwold	2
GT62	Land at Redgate Farm, Magdalen Road, Tilney St Lawrence	2
<b>Total</b>		<b>4</b>





# GT05 19 - 121 Magdalen Road, Tilney St Lawrence (1 Pitch)



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**GT05**

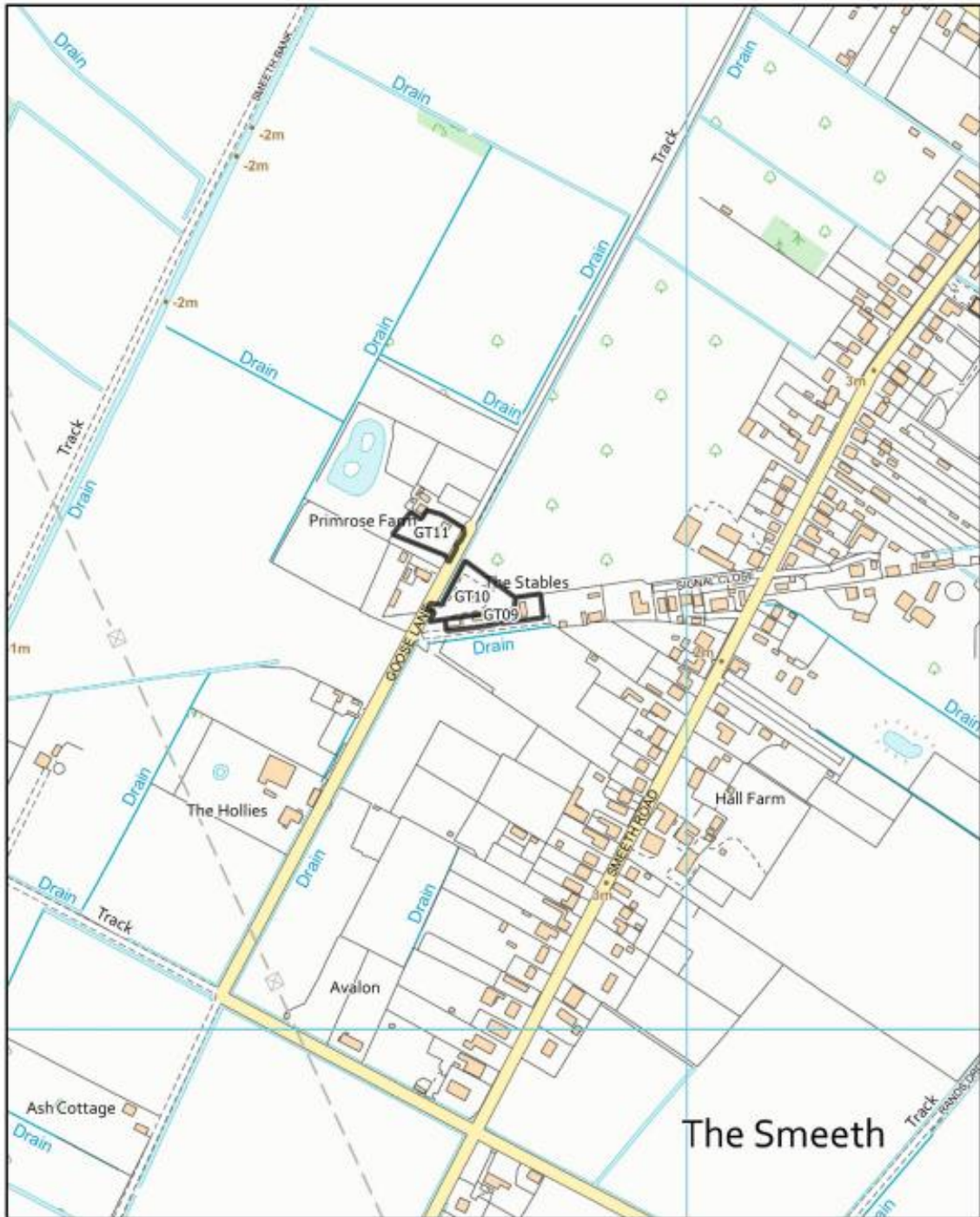


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# GT09 The Stables, Marshland St James (1 Pitch)



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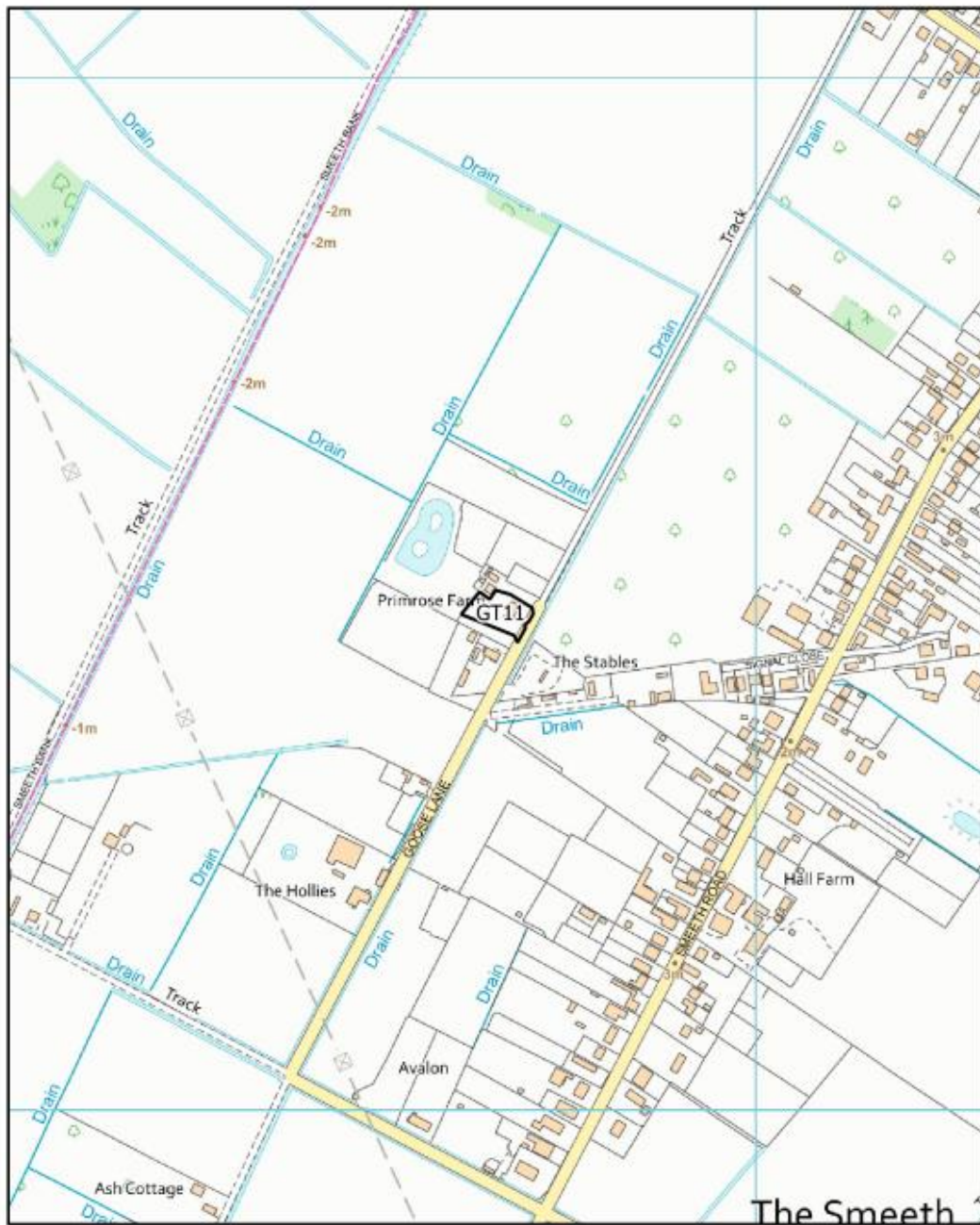
GT09, GT10 & GT11



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# GT11 Homefields, (Western Side, Goose Lane), Marshland St James (1 Pitch)



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**GT11**



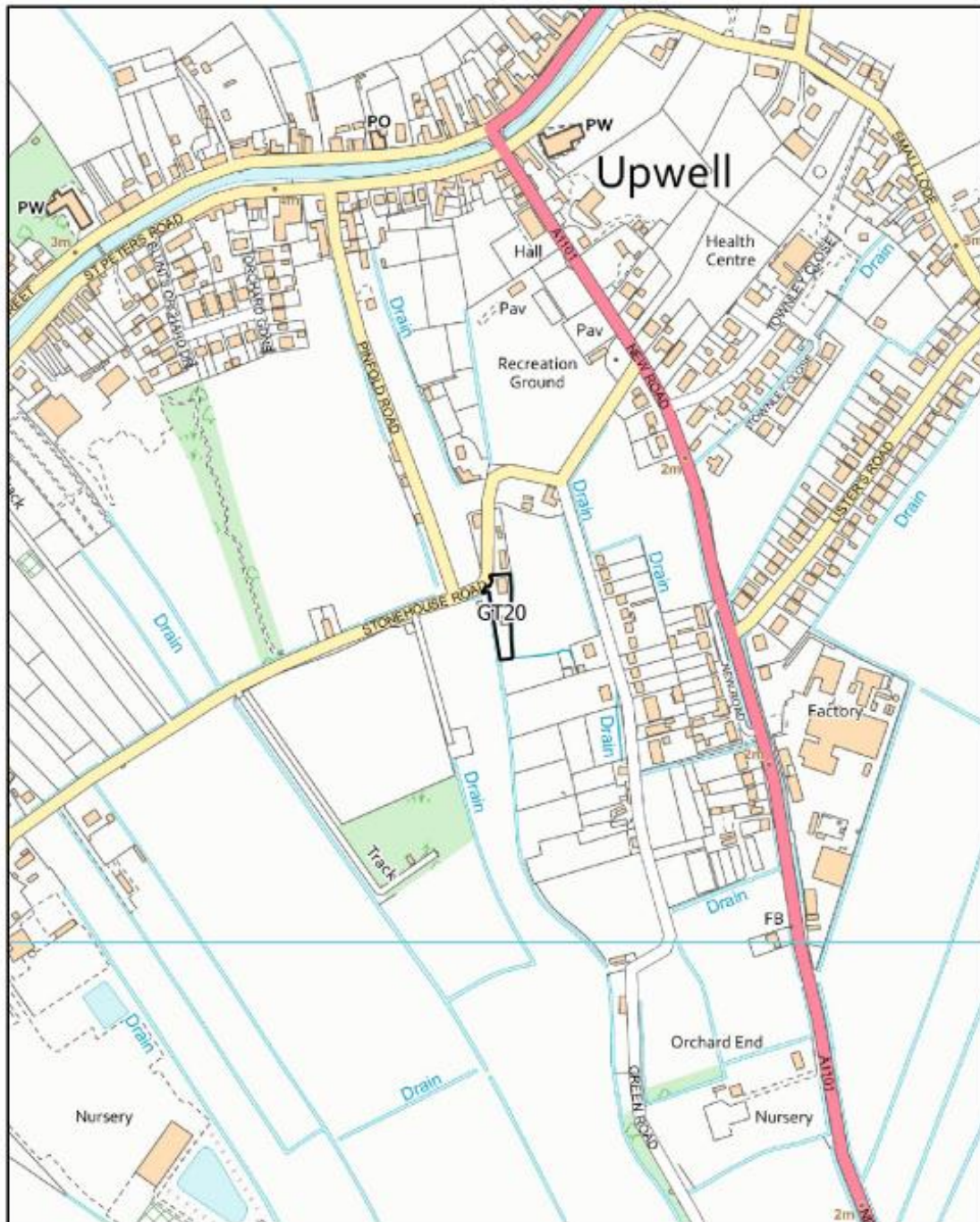
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# GT20 Land at Botany Bay, Upwell (1 Pitch)



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**GT20**



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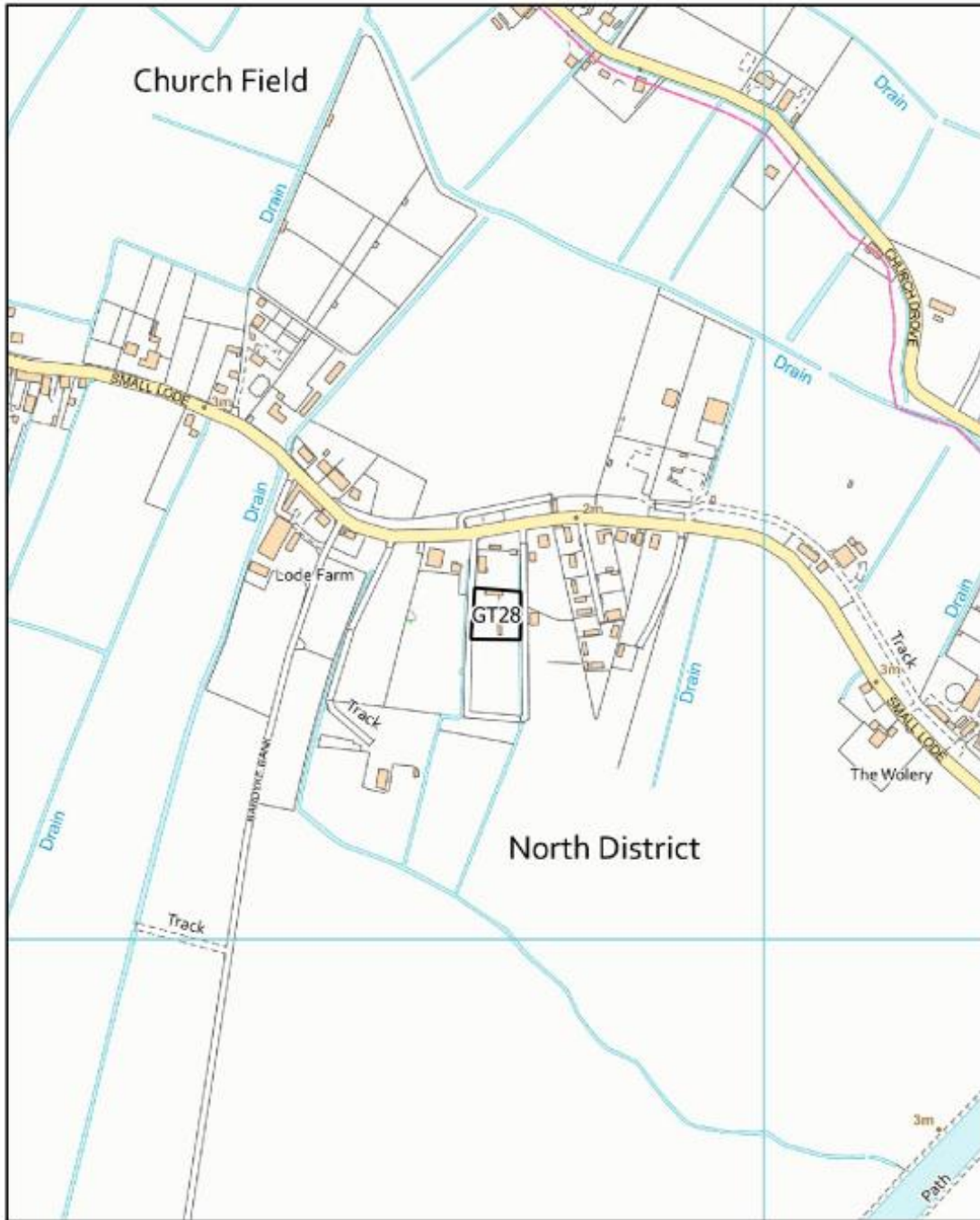
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# GT28 Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk (2 Pitches)



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**GT28**



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# GT29: Number 2, The Stables Marshland St James (1 Pitch)



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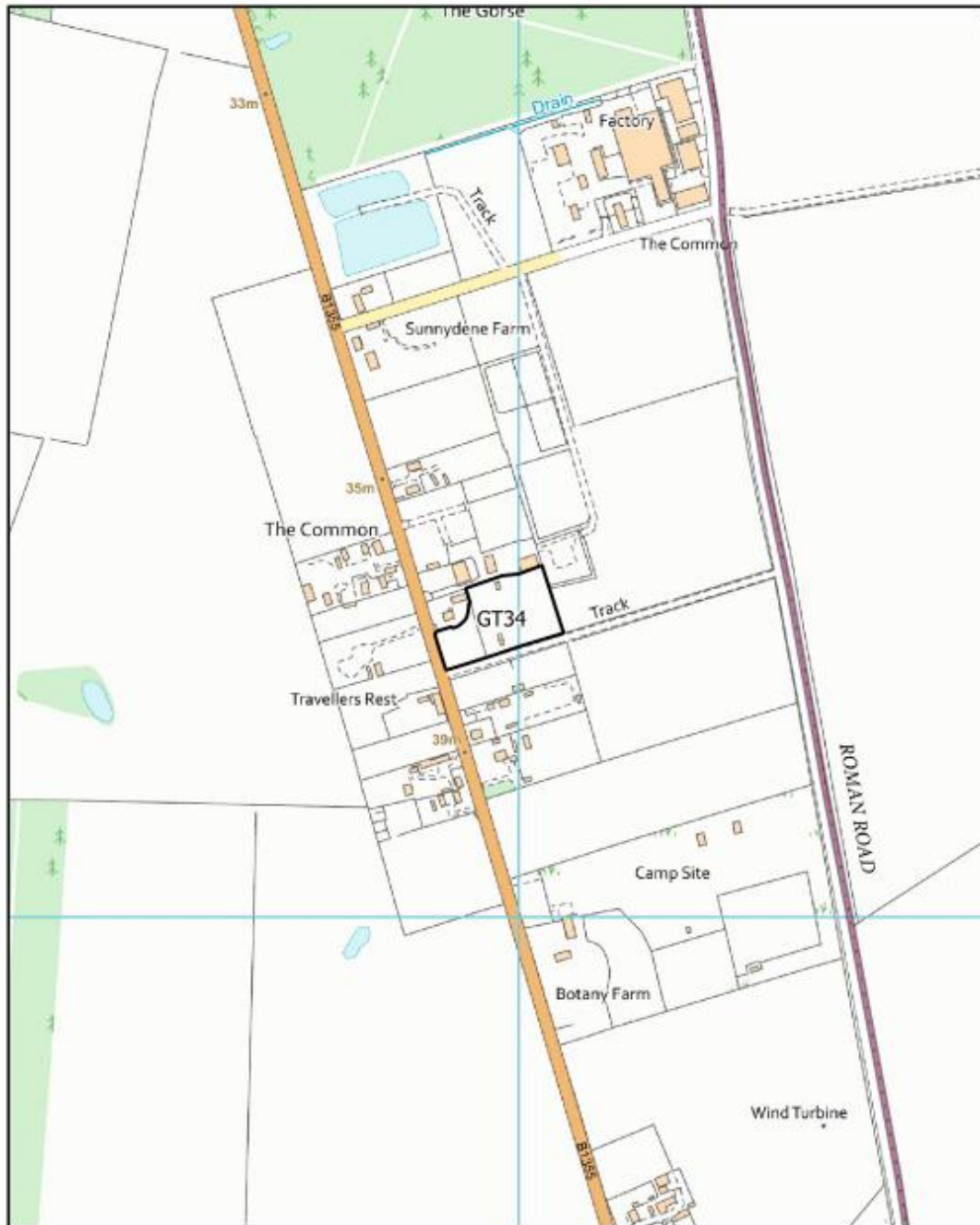
GT29



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# GT34 Land at Creakesville, South Creake (1 Pitch)



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**GT34**



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# GT54 Land at the Pines, Whittington (1 Pitch)



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GT54



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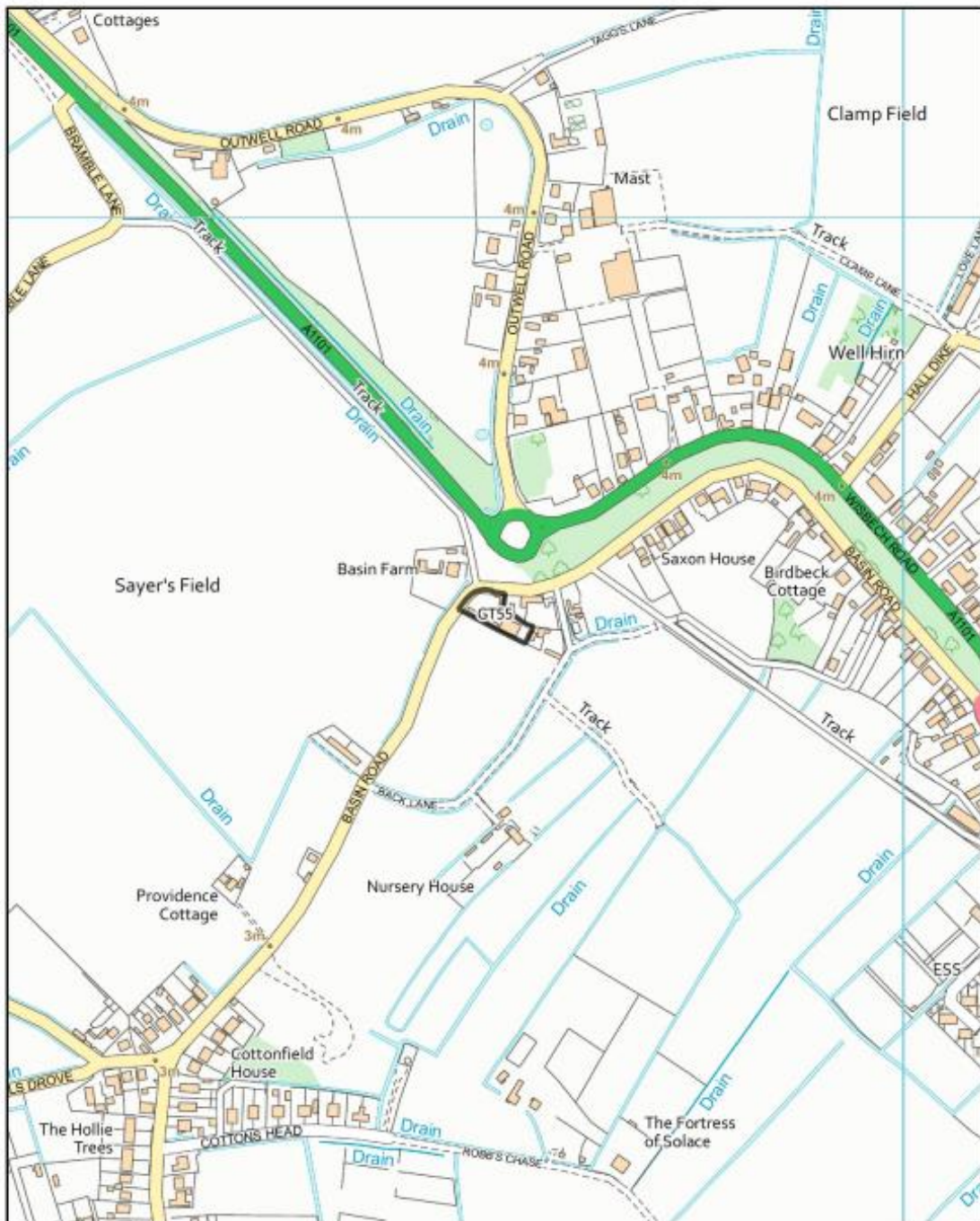
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# GT55 Land at Victoria Barns, Basin Road, Outwell (1 Pitch touring caravan)



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GT55



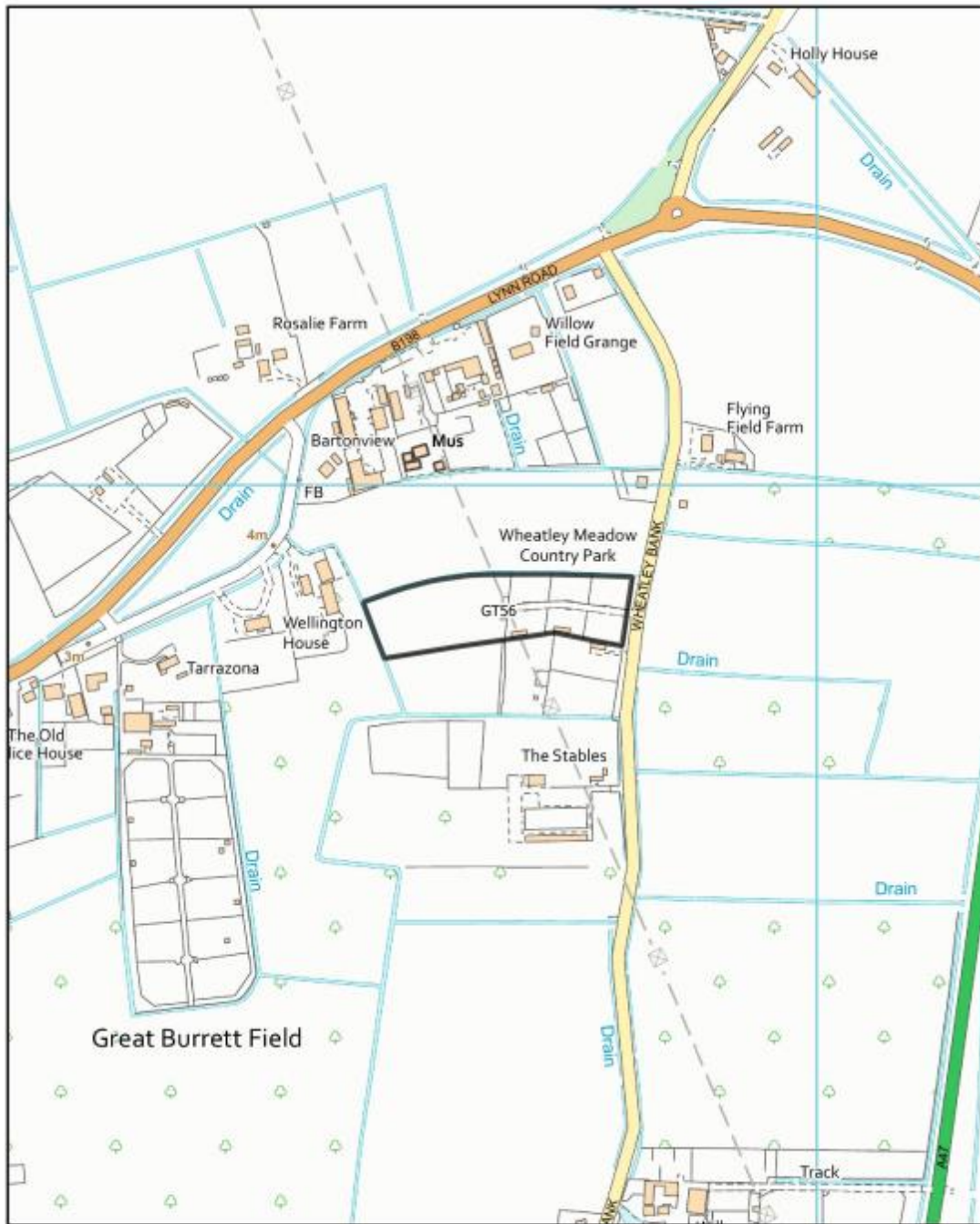
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# GT56 Wheatley Bank, Walsoken (9 pitches)



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# GT59 Land at Spriggs Hollow, Wighenhall St Mary Magdalen (4 Pitches)



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GT59



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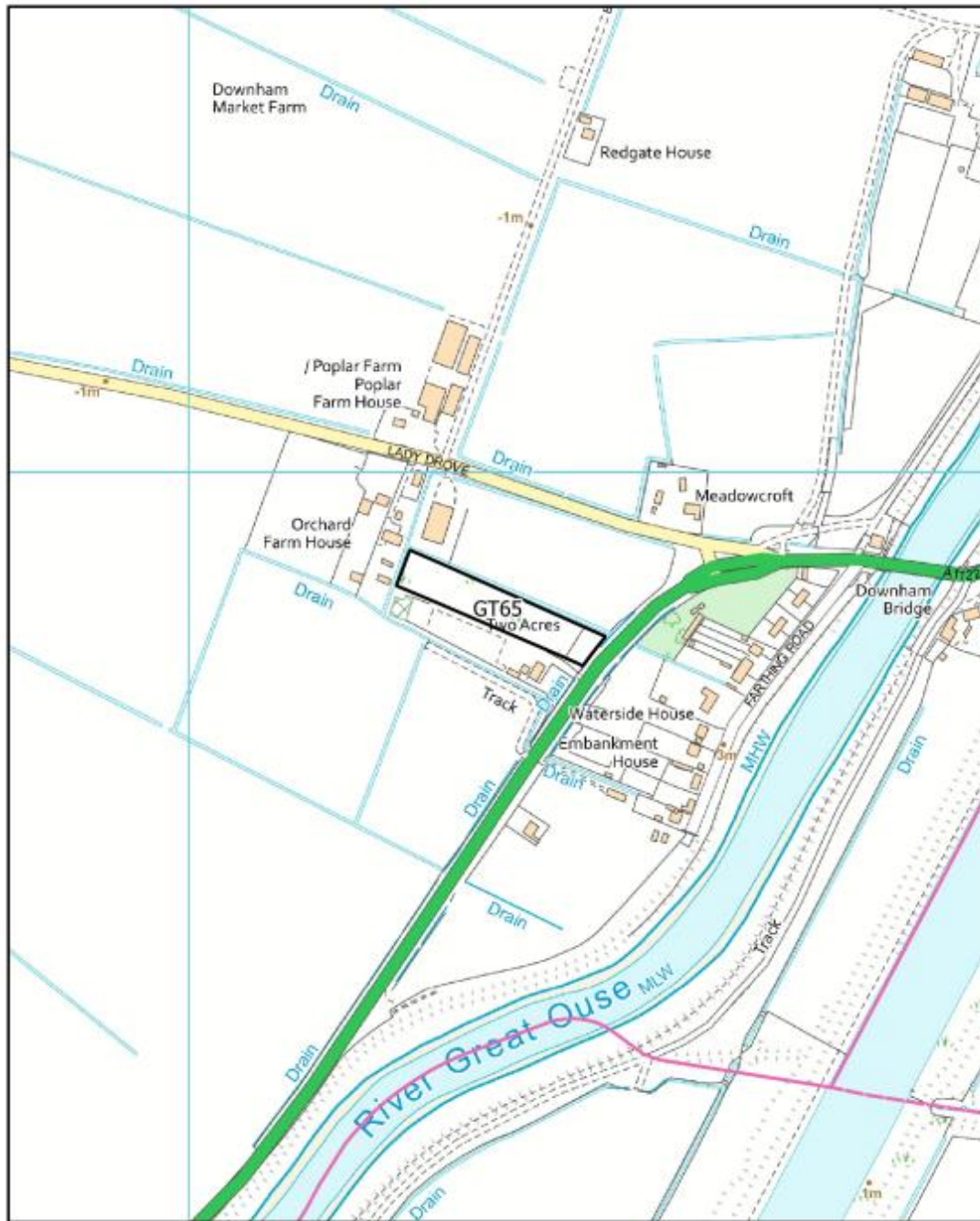
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# GT65 Tall Trees, Downham Road Salters Lode Downham Market (4 pitches)



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**GT65**



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# GT66 Land at Brandon Road, Methwold (1 Pitch)



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GT66



1:7,500

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04/08/23



**Pitches Formalised at:**

**GT15: Land SW Common Road (The Bungalow) Walton Highway (1 Pitch)**

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**GT15**



1:2,500  
25/03/2024



# GT59 Spriggs Hollow Wighenhall St Mary Magdalen, (1 Pitch)



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GT59



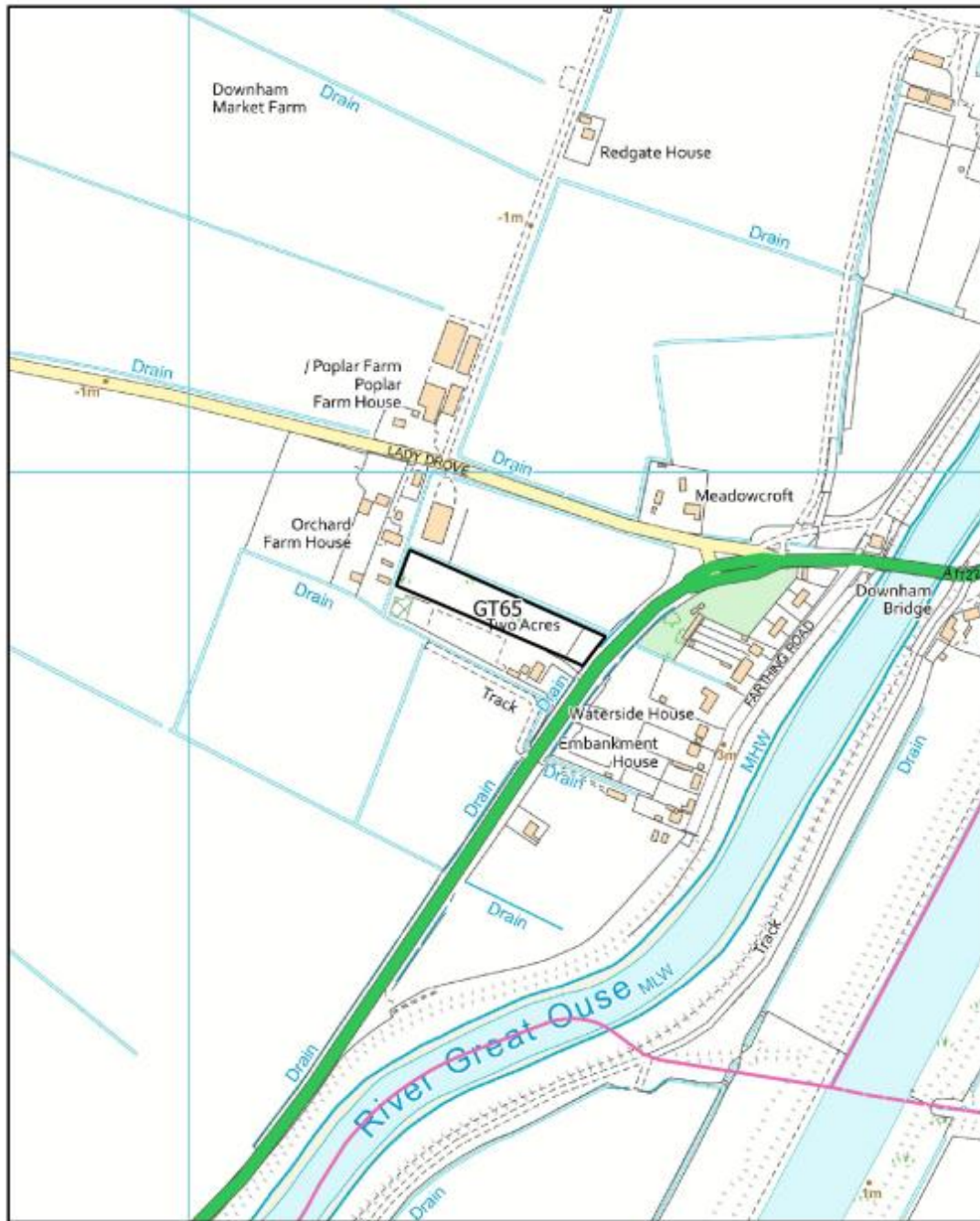
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**GT65 Tall Trees, Downham Road Salters Lode Downham Market (1 pitch)**



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**GT65**



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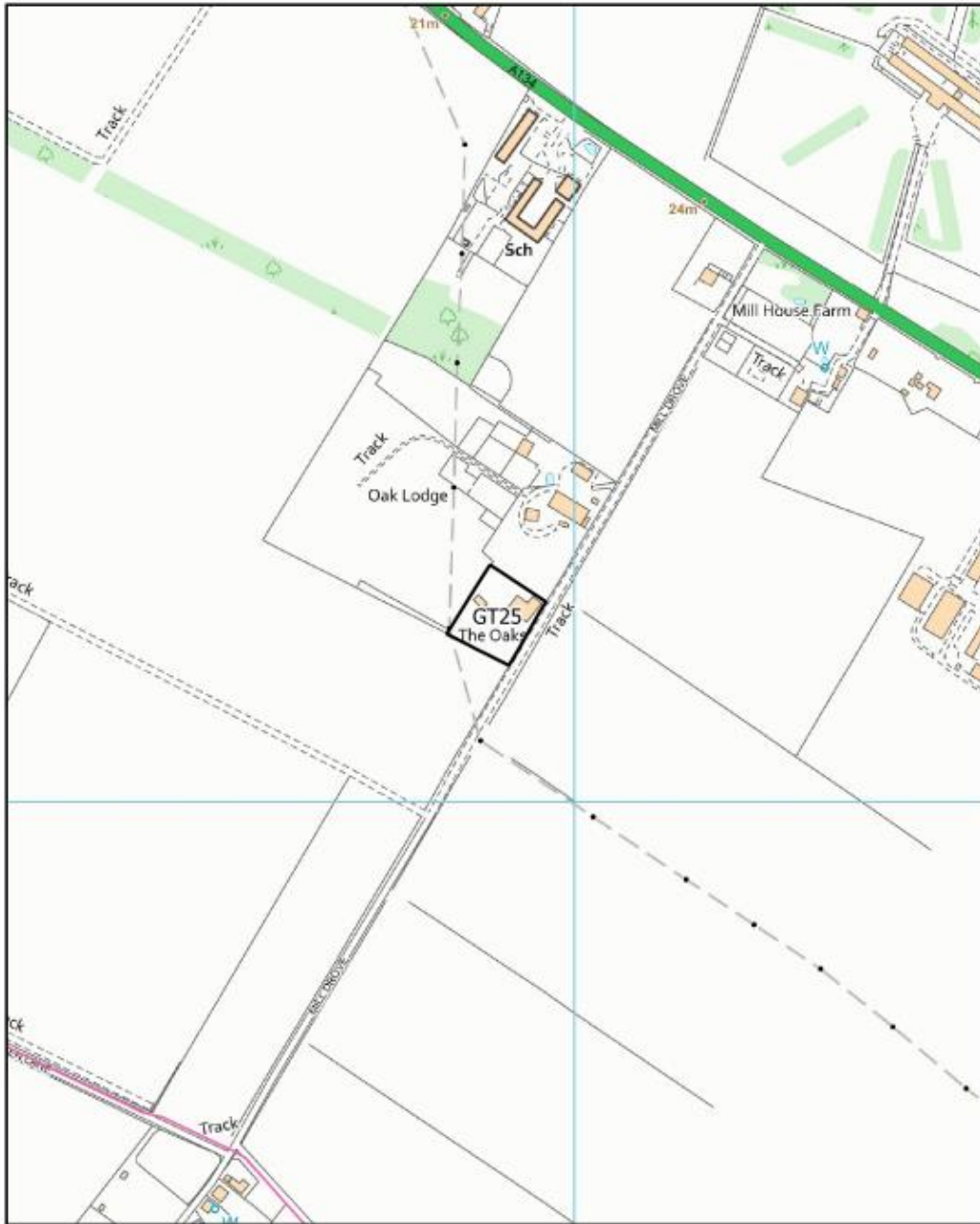
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25/03/2024



# Land for Travelling Showpeople

## GT25 Land at the Oaks, Northwold (2 pitches)



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**GT25**



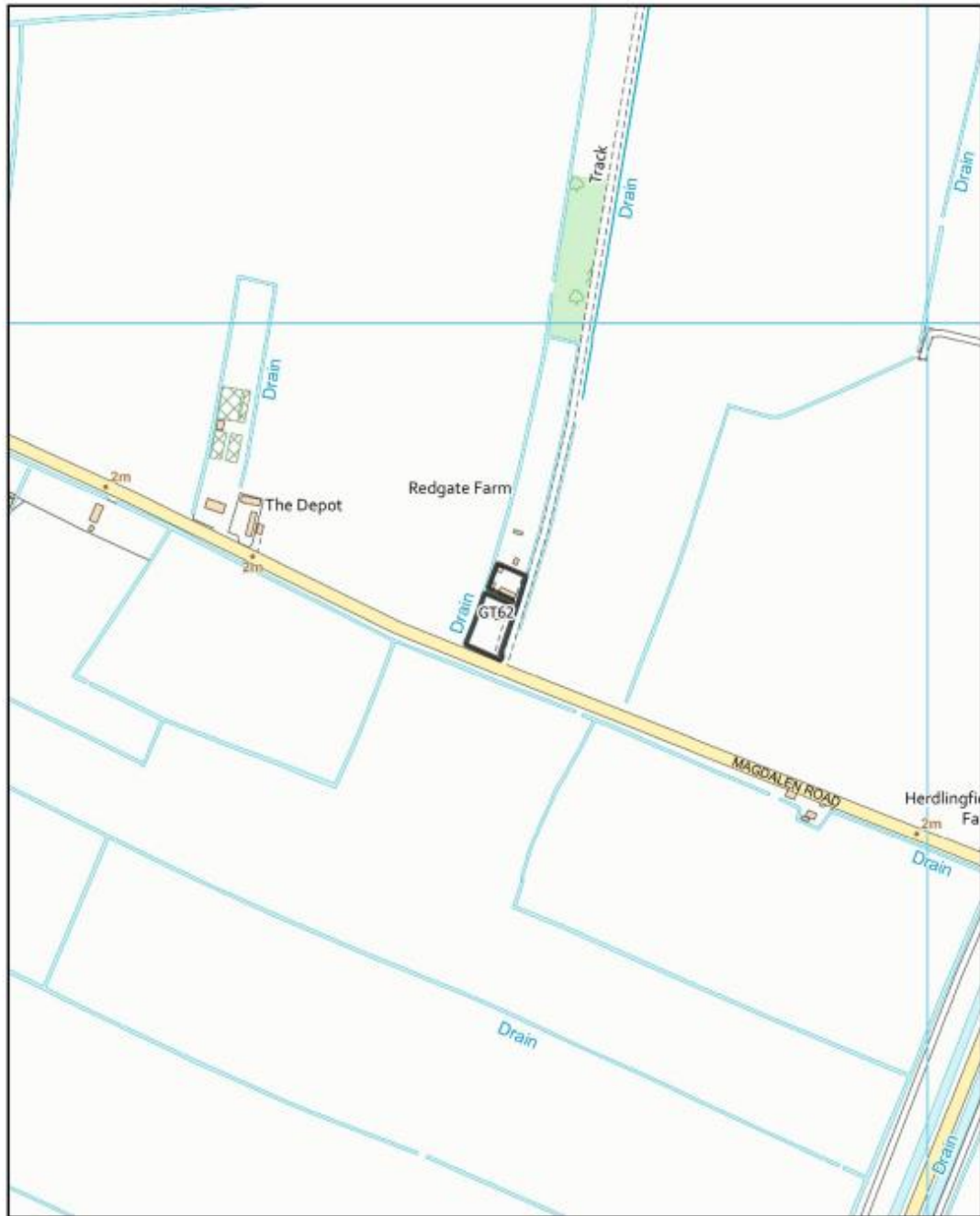
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# GT62 Land at Redgate Farm, Magdalen Road, Tilney St Lawrence (2 pitches)



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GT62



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## 7. New Policy for Gypsies, Travellers and Travelling Showpeople

### Policy Justification

- 7.1. The overarching aim of the National Planning Policy for Traveller Sites (2023) is to ensure fair and equal treatment of the travelling community, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. As part of this, the Council is required to proactively plan to meet the housing needs of Gypsies, Travellers and Travelling Showpeople in the Borough. This is necessary to meet the requirements of the 2010 Equality Act, given that Gypsies and Travellers are classified as having “protected characteristics”.
- 7.2. There Gypsy and Traveller Accommodation Assessments undertaken in 2023, identifies the Gypsy and Traveller need in accordance with the definitions of Government Policy. This has been supplemented with information by the Council's Annual Caravan Count.
- 7.3. The GTAA (June 2023) identifies a need for a minimum of 102 additional permanent pitches by 2039, of which 76 pitches are needed by 2027/2028. The evidence does not identify a need for any transit or temporary provision. It has been agreed through Duty to Cooperate that the Council and neighbouring authorities are able to meet their own needs in full, with no dependence on neighbouring areas.
- 7.4. Since the publication of the GTAA, there have been several planning decisions that have since been reflected in the current supply. In turn, this has reduced the overall net remaining need and will continue to do so as planning decisions are made.
- 7.5. The evidence shows that the Borough has a healthy supply of sites for Gypsies, Travellers and Travelling Showpeople which can meet the identified needs for the first five years of the plan. This will be achieved through a combination of windfall sites (in accordance with Policy LP28); establishing or re-establishing pitches within existing sites; intensifying and/or extending authorised sites; and/or requiring current arrangements on sites owned by Gypsies and Travellers - who accord with the national policy definition - to be formalised.
- 7.6. The proposed new policy framework in this document sets out the criteria against which planning applications will be assessed to meet the needs of Gypsy and Travellers over the plan period. These criteria will also provide a robust framework to consider any unidentified needs of the community during the plan period. As with sites identified for the settled community, it is important that each Gypsy and Traveller site is considered in accordance with the principles of sustainable development.



7.7. Similarly, it is vital that residents can access education, health and utilities, such as mains water supply, drainage, and community facilities in the same way that the settled community can. Gypsy and Traveller sites may also need to have good access to the road network to accommodate the movement of larger vehicles associated with their livelihood, as well as their nomadic and traditional way of life.

7.8. A Gypsy and Traveller pitch is normally conditioned through a planning permission. The approach taken will be site-specific, and will reflect the needs of the households expected to live on the site, the size of the site, and its location. Licenses are a legal requirement for all caravan sites, and must be obtained from the Council's Housing Standards Team prior to occupation (a separate regulatory process).





## New Policy: Sites for Gypsies, Travellers and Travelling Showpeople

1. The permanent accommodation needs of the Borough's Gypsy and Traveller community will be met through the provision for 95 permanent pitches by 2039, with approximately 69 permanent pitches to be delivered by 2027/2028, by:
  - a) Supporting the allocation on the extension of 37 pitches on existing authorised Gypsy and Traveller sites at:

Ref	Site Name/address	Number of Pitches to be Authorised
<b>GT14</b>	Land at Blunts Drove	10
<b>GT17</b>	Land at The Lodge, Small Lode, Upwell/Outwell	9
<b>GT18</b>	Land at 2 Primrose Farm, Small Lode, Upwell/Outwell	13
<b>GT21</b>	Land at Four Acres, Upwell/Outwell	5

- b) supporting the establishment or re-establishment of 25 pitches within an existing authorised Gypsy and Traveller sites at:

Ref	Site Name/address	Number of additional Pitches in relation to their existing capacity
<b>GT05</b>	19 - 121 Magdalen Road, Tilney St Lawrence	1
<b>GT09</b>	Land at the Stables, Walpole St Andrews	1
<b>GT11</b>	Homefields, (Western Side, Goose Lane), Marshland St James	1
<b>GT15</b>	Land SW Common Road (The Bungalow) Walton Highway	1
<b>GT20</b>	Land at Botany Bay, Upwell	1
<b>GT28</b>	Many Acres (Smithy's Field), Small Lode, Upwell, Norfolk	2
<b>GT29</b>	No 2 The Stables, (Rear of stables), Lynn Road, Wiggshall St Germans	1
<b>GT34</b>	Land at Creaksville, South Creake	1
<b>GT54</b>	Land at the Pines, Whittington	1
<b>GT55</b>	Land at Victoria Barns, Basin Road, Outwell	1
<b>GT56</b>	Wheatley Bank, Walsoken (South of Worzals parallel to A47)	9
<b>GT59</b>	Land at Spriggs Hollow, Wiggshall St Mary Magdalen	4
<b>GT66</b>	Land at Brandon Road, Methwold	1



- c) The formalisation of 7 long-term unauthorised pitches already in use by the Gypsy and Traveller community at:

Ref	Site Name/address	Number of Pitches to be Authorised
<b>GT15</b>	Land SW Common Road (The Bungalow) Walton Highway	1
<b>GT59</b>	Spriggs Hollow, Wiggerhall St Mary Magdalen	1
<b>GT65</b>	Tall Trees, Downham Road Salters Lode Downham Market	5

- d) supporting the establishment or re-establishment of 4 pitches within an existing authorised Gypsy and Traveller site and/or the extension and/or intensification of existing authorised for Travelling Showpeople at:

Ref	Site Name/address	Number of additional Plots in relation to their existing capacity
<b>GT25</b>	Land at the Oaks, Northwold	2
<b>GT62</b>	Land at Redgate Farm, Magdalan Road, Tilney St Lawrence	2

2. Proposals for allocated and safeguarded Gypsy and Traveller sites, and/ or the extension and/ or intensification of such sites to address the needs, should, where appropriate:

- a) address an unmet need identified in the Gypsy and Traveller Accommodation Needs Assessment Update 2023, or any successor;
- b) in the case of an extension, be small scale, intensify the use of an existing authorised, well managed site and/or make effective use of brownfield land, wherever possible;
- c) be of a scale that is appropriate to local character in line with Policy LP18;
- d) would not dominate or overwhelm the nearest settled community in terms of size and scale;
- e) provide safe and suitable access to the highway network and sufficient access and turning space for emergency and refuse vehicles in line with Policy LP13;
- f) have the ability to connect to all necessary utilities on the site including mains water, electricity supply, drainage, sanitation and provision for the screened storage and collection of refuse, including recyclable materials;



- g) have the ability to be well integrated into the local townscape or landscape, have no unacceptable impact on biodiversity and/or heritage assets and use boundary treatments and screening materials which are sympathetic to the existing urban or rural form in line with policies LP19, LP20 and LP21;
  - h) ensure that amenity buildings or day rooms should be the minimum size necessary to provide required facilities;
  - i) address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater) through a site-specific Flood Risk Assessment (FRA) in line with Policy LP25;
  - j) Provide a flood evacuation plan for the site that has been agreed by the Environment Agency and the Local Flood Authority.
3. Beyond 2027, proposals for new sites, small extensions to, or intensification of, existing authorised sites, will be supported where the proposal accords with Part 2 a-j of this policy.
4. Proposals which result in the loss of existing authorised Gypsy and Traveller sites will not be supported unless it can be demonstrated that there is no longer a need for such accommodation in the Borough.



**New Policy: Potential Planning Policy for Accommodating those Households who do Not Meet the Planning Definition or are classified as undetermined in the GTAA.**

**New Policy: Caravans, Park Homes and Houseboats**

1. Proposals for the delivery of new caravan pitches or park homes, or extensions to existing caravan or park home sites, will be supported where they are located on sites which would be acceptable for permanent dwellings and satisfy other relevant policies in the Local Plan.
2. Proposals for additional private houseboat moorings should, wherever possible, be situated where local services and facilities are accessible by active travel means.





## 8. How to Respond to this Consultation?

8.1. This consultation document is also supported by the following supporting evidence base documents, which will similarly be subject to public consultation:

- Gypsy and Traveller Site Assessments (April 2024)
- Consultation Response Table (April 2024)
- Gypsy and Traveller Level 2 Strategic Flood Risk Assessment (SFRA) and Sequential Test for potential site allocations (April 2024)
- Sustainability Appraisal and Habitat Regulations Assessment update (Gypsy and Traveller Preferred Site Allocations), April 2024.

8.2. This consultation will inform the examination hearings sessions, which are scheduled to take place in September 2024. Full details of the consultation are set out in the [https://www.west-norfolk.gov.uk/info/20079/planning\\_policy\\_and\\_local\\_plan/951/local\\_plan\\_review\\_2016-2036\\_examination](https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/951/local_plan_review_2016-2036_examination)

8.3. In preparing your response, please note the following:

- Representations can only relate to this consultation document or the three supporting evidence base documents above. Representations on other aspects of the Local Plan will be discounted.
- The Inspectors are conducting the Local Plan Examination with reference to legal requirements and the tests of soundness; that the Plan is positively prepared, justified, effective and consistent with national policy.
- Your submissions will be used by the Inspectors to inform and set agendas for the Gypsy, Traveller and Travelling Showpeople Examination Hearing sessions (anticipated July 2024).
- Representations will be published on this web page, although all personal information (except for names and organisation name, where appropriate) will not be published.
- Your personal data will be managed in accordance with our commitments under data protection legislation and our [data protection policy](#).
- **Comments within representations will normally be published in full unless these contain statements or other materials that are derogatory, discriminatory or inappropriate in content. In such instances representations may be disregarded.**

8.4. The consultation will run for 6 weeks, starting on 10<sup>th</sup> May 2024. To be considered, representations must be received, at the latest, by **11:59pm on Friday, 21 June 2024**.

8.5. Representations can be submitted by:

Emailing the council at [lpr@west-norfolk.gov.uk](mailto:lpr@west-norfolk.gov.uk)



Posting your response to the council at:

FAO: Local Plan evidence base consultation  
Planning Policy Team  
Borough Council of Kings Lynn and West Norfolk  
Kings Court  
Chapel Street  
Kings Lynn  
Norfolk PE30 1EX

- 8.6. Finally, please note that the consultation ends at **11.59pm on Friday, 21 June 2024**. Please note that only comments received by this time can be taken into account. Any comments made after the consultation period may not be considered. Please do not hesitate to contact the Planning Policy team ([planning.policy@west-norfolk.gov.uk](mailto:planning.policy@west-norfolk.gov.uk)) if you have any further queries.



